

PLANNING AND ZONING COMMISSION

May 5, 2015
7:30 pm
Council Chambers

ROLL CALL

Commissioners Present:	Burney, L. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris	
Commissioners Absent:	R. Davis	
Staff Present:	Joel Hornickel	Director of Planning and Development
	William Duston	City Attorney
	Tara Norback	Planning Assistant
	Kim Varner	Planning Assistant
	Kendall Powell	Utilities Plans Examiner
Others Present:	Bob Simmons	Aldermen – Ward 1
	Cris Bohinc	Aldermen – Ward 2
	Bill Malinen	City Administrator

1. Approve Agenda.

Recommended Action: Approve the format of the May 5, 2015 agenda.

MOTION:

Motion by Vice-Chairperson Romine and seconded by Commissioner McDowell, and unanimously carried to approve the May 5, 2015 agenda.

PUBLIC COMMENTS

REGULAR AGENDA ITEMS

2. Approve Minutes.

Recommended Action:

- A) Approve the minutes of the April 7, 2015 study session meeting.
- B) Approve the minutes of the April 7, 2015 regular meeting.

MOTION:

Motion by Commissioner Loyd and seconded by Vice-Chairperson Romine, and unanimously carried to approve the minutes of the April 7, 2015, Planning and Zoning Commission study session and regular meeting as presented.

3. Elections of Chairperson and Vice-Chairperson.

NOMINATION:

Nomination by Commissioner Loyd to elect Vice-Chairperson Romine as Vice-Chairperson.

Election of Vice-Chairperson Romine as Vice-Chairperson carried with a 8-0 vote.

NOMINATION:

Nomination by Vice-Chairperson Romine to elect Chairperson Harris as Chairperson.

Election of Chairperson Harris as Chairperson carried with a 7-0 vote.

OLD BUSINESS

PUBLIC HEARING AGENDA ITEMS

4. **Request for a Special Use Permit to allow Off-Site Vendors within the Property Located at 3235 W. State Highway 76, Branson, Missouri.**
Project No. 15-1.2 (15-00100002)
Applicant: Titanic Branson

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if any of the Commissioners had any questions of staff.

Commissioner McDowell asked if Titanic would have enough parking spaces after using six spaces for a temporary drive lane.

Mr. Hornickel stated they would be able to maintain enough parking for the museum.

Commissioner Burney asked how the amount of fifteen days was arrived at.

Mr. Hornickel stated the number was based on dates provided by the applicant.

Commissioner Loyd asked how the application was similar to previous requests for uses within parking areas.

Mr. Hornickel stated the item was similar to two recent requests. He stated the first item had been requested by Grand Country for a camper to serve food as a permanent fixture next to an existing patio space. He stated the second item had been a request for the Coleman Store to display wares, which was instead temporary in nature. He stated temporary structures could not be used to establish a business per code Section 405.020 (i) and accessory structures utilized for commercial purposes require a special use permit per code Section 410.040(c). He stated it was staff's opinion the intent of the request was not to establish a business as the Titanic was an established business already on the property. He stated the applicant was instead asking for a temporary use to complement their existing business. He stated staff would be looking into code specifically for food trucks in the near future due to the recent requests and inquiries. He stated the language could potentially be included as a temporary use amongst their efforts of working with consultants on an overall zoning code update.

Commissioner L. Davis asked what would be used to block the thru traffic.

Mr. Hornickel stated temporary barricades would be installed to prevent vehicular traffic from entering the food truck area.

Chairperson Harris asked if any of the Commissioners had any other questions of staff; there was no response. He then asked if the applicant or their representative was present to speak in regards to the request.

Mr. Sean Skehan approached and stated he represented the Titanic Museum. He stated stanchions would be used to block the area. He stated they would be tall enough for a car to see and yellow tape would be added as well to help with visibility.

Chairperson Harris asked if the stanchions would be easy for someone to move out of the way in case of an emergency.

Mr. Skehan stated one person would be able to move them.

Chairperson Harris asked if there were going to be other activities occurring during the proposed times.

Mr. Skehan replied they were unsure but they were trying to bring England to Branson.

Vice-Chairperson Romine asked how many people they would be able to accommodate within the proposed area.

Mr. Skehan stated approximately sixty.

Commissioner Burney asked if the vendor would be in conjunction with any special events on the property.

Mr. Skehan stated the dates they proposed were around the summer holidays.

Commissioner Huddleston asked if alcohol was going to also be available.

Mr. Skehan stated it would not.

Chairperson Harris asked if any of the Commissioners had any other questions for the applicant; there was no response. He then asked Mr. Powell if he had anything to add.

Mr. Powell asked how the fats, oil and grease would be disposed.

Mr. Skehan stated the food would be pre-cooked and heated at a different location and then at the end of each weekend, the truck would return to Springfield for any disposal. He stated they had already received the necessary approval from the Health Department.

Chairperson Harris asked if there was anyone else that wished to make a comment or ask a question related to the item; there was no response. He then asked if any of the Commissioners had any other questions; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Huddleston and seconded by Vice-Chairperson Romine to approve Resolution 15-1.2.

AYES: Commissioners Burney, L. Davis, Huddleston, Loyd, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris

NOES: None

ABSTAIN: None

ABSENT: Commissioner R. Davis

Motion to approve Resolution 15-1.2 carried with an 8-0 vote.

COMMISSIONER & STAFF REPORTS

Mr. Hornickel updated the Commission regarding staff's neighborhood efforts including the upcoming Country Bluff Estates neighborhood walk. He stated updates were always available for the Downtown and Spirit of 76 projects during the Board of Aldermen Study Sessions if there was any interest in attending. He stated the information presented during the Study Sessions was always available online as well. He stated he had the opportunity to attend the national American Planning Association conference recently in Seattle, Washington. He stated during the conference AARP released a Community Survey which was a unique new planning tool.

Commissioner Loyd stated he thought the City needed to be more open in the future for food truck vendors as they had become popular in many other communities. He stated the City needed to figure out how to accommodate them the correct way in future code efforts.

Mr. Hornickel stated the Board of Aldermen had also expressed their interest in food trucks and the Health Department was actively working on solutions.

Commissioner Loyd stated Seattle had many fun activities including food trucks.

Mr. Hornickel stated he had been surprised at the amount of panhandling in Seattle and was pleased Branson was able to address it.

Commissioner Burney stated the idea of the walkable city in conjunction with the food vendors would be beneficial if it was done in such a way that did not create a carnival type atmosphere. She asked for an update of the Downtown project.

Mr. Hornickel stated the project had been behind schedule and they were working diligently to catch up. He stated phase two was currently being designed and would include Liberty Park within the old city hall parking lot. The park could include space for vendors, an amphitheater and landscaping.

Chairperson Harris provided an update based on the open house meeting held on May 4, 2015 so the design for phase two could be reviewed by the public.

Mr. Hornickel stated mobile food vendors could be attracted onto existing vacant parcels so as to fill the voids until the lots were redeveloped.

Commissioner L. Davis stated many food trucks are aesthetically pleasing and it would be wise to have design guidelines for vendors within code as compared to personal opinions.

ADJOURNMENT

Motion by Commissioner Loyd and seconded by Commissioner McDowell, and unanimously carried to adjourn the meeting at 7:59 pm.



Clark Harris, Chairperson

6-2-15

Date



Joel Hornickel, Director of Planning & Development

6/2/15

Date